



CITY OF FORT LAUDERDALE

**CODE ENFORCEMENT BOARD**  
**VIRTUAL MEETING**  
**FORT LAUDERDALE CITY HALL**  
**100 NORTH ANDREWS AVENUE**  
**JANUARY 26, 2021**  
**9:00 A.M.**

**Cumulative Attendance**  
**2/2020 through 1/2021**

**Board Members**

	<b><u>Attendance</u></b>	<b><u>Present</u></b>	<b><u>Absent</u></b>
Mark Booth, Vice Chair	P	1	1
Julie Lurie	A	0	2
Chris Evert	P	1	1
William Marx	P	2	0
Justin Beachum [until 10:07]	P	2	0

**Alternates**

Michael Madfis, Acting Chair	P	2	0
Lakhi Mohnani	P	1	1
Terry Nolen	P	2	0

**Staff Present**

Bruce Jolly, Board Attorney  
Yvette Cross-Spencer, Administrative Assistant  
Tasha Williams, Administrative Supervisor  
Victoria Mack, Administrative Assistant  
Katrina Jordan, Administrative Assistant  
Francyne Webber, Administrative Assistant  
George Oliva, Chief Building Inspector  
Mario Carrasquel, Building Inspector  
Alejandro Del Rio, Building Inspector  
Robert Masula, Building Inspector  
Jose Saragusti, Building Inspector  
Jorge Martinez, Building Inspector  
Leonardo Martinez, Building Inspector  
Rhonda Hasan, Assistant City Attorney  
Jamie Opperee, Prototype Inc., Recording Secretary

**Communication to the City Commission**

None

**Respondents and Witnesses**

CE16121959: Charles Mineo  
CE17100827: David Valkema; Mark Steinberger  
CE18010886: Steven Reiss; Paul Ludlow  
CE18120956: Ray Faulkner  
CE20060192: Jaci Mattocks  
CE17020146: Corey Ritchie; Boodhwattie Persaud  
CE19062280; CE20020822: Ana Knezevic  
CE19061178: Jesse Stevens

CE19091233: Sheniqua Williams  
CE18051535; CE17101770: Courtney Crush, attorney  
CE19091491: David Serra; Mauricio Ferrer  
CE18110067: Alexi Cosme  
CE18110574: Karen Derlly  
CE19061832: Luiz Cunha  
CE19020717: Yindra Lopez  
CE19050138: Keith Alexander  
CE20040163: Lisa Quarterman  
CE17080931: Marie Nelfort  
BE20020065: Rosemary Miguel

The meeting was called to order at 9:00 a.m.

Individuals wishing to speak on any of the cases on today's agenda were sworn in.

**Case: CE16121959**

1524 SW 18 TER  
MINEO, JANET MINEO, CHARLES

This case was first heard on 7/25/17 to comply by 10/24/17. Violations, service and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,450 and the City was requesting the full fine be imposed.

Mario Carrasquel, Building Inspector, recommended no fine be imposed because the City review and inspection process had been delayed.

Charles Mineo, owner, was present.

**Motion** made by Ms. Evert, seconded by Mr. Beachum to impose no fine. In a voice vote, motion passed unanimously.

**Case: CE17100827**

1243 NE 11 AVE  
STEINBERGER, MARK

This case was first heard on 7/23/19 to comply by 10/22/19. Violations were as noted in the agenda. The property was not in compliance, and fines had accrued to \$24,200.

Mark David Valkema, manager, said they had hired Frank Snedaker to draw blueprints for the interior work. Mr. Valkema was working with inspector Martinez. He said they were currently conducting an engineering study for the awning, which was built by a former owner without permits.

Jorge Martinez, Building Inspector, recommended a 35-day extension.

**Motion** made by Mr. Nolen, seconded by Mr. Beachum to grant a 35-day extension to 3/2/21, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Later in the meeting, Ms. Williams stated the extension should be 56 days, not 35 days, to coincide with the Board's March meeting.

**Motion** made by Ms. Evert, seconded by Mr. Marx to grant a 56-day extension to 3/23/21, during which time no fines would accrue. In a voice vote, motion passed unanimously.

**Case: CE18120956**

701 NW 19 ST, # 112

HERMAN, KATIA ALVES DE CAMPOS HERMAN

This case was first heard on 4/23/19 to comply by 6/25/19. Violations, service and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$8,650 and the City was requesting the full fine be imposed.

Jorge Martinez, Building Inspector, recommended reducing the amount owed to \$498 to cover administrative costs.

Ray Faulkner agreed to the reduction.

**Motion** made by Mr. Nolen, seconded by Ms. Evert to impose administrative costs of \$498. In a voice vote, motion passed unanimously.

**Case: CE20060192**

1123 SW 5 PL

MATTOCKS, JACI REGAN

SCHIRMER, CHRISTOPHER V

Service was via posting at the property on 1/4/21 and at City Hall on 1/12/21.

Leonardo Martinez, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
NEW EXTERIOR WOOD SIDING, METAL ROOF AND WINDOWS.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day.

Jaci Mattocks, owner, said they had hired an architect, who had submitted plans for a permit. The architect had informed her she had questions for the City but had not heard back yet. She believed all items were covered in their permit package.

**Motion** made by Ms. Evert, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 4/27/21, or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed unanimously.

**Case: CE17020146**

1545 NW 6 ST

PERSAUD, BOODHWATTIE

This case was first heard on 1/29/18 to comply by 6/26/18. Violations, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,760 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Leonardo Martinez, Building Inspector, discussed the violations that had been brought into compliance and the three that were still open.

Corey Ritchie, Fort Lauderdale CRA Construction Manager, said the CRA had provided funding to the owner for the project. He explained that they had needed to go back to the CRA Board of Commissioners for additional funding. He believed all outstanding permits should be closed within three weeks.

Mr. Madfis asked about the occupancy issue and Mr. Ritchie said the change of use had already been confirmed with the State. He agreed to ensure that this was also done with the County and City. He requested 90 days.

**Motion** made by Mr. Booth, seconded by Ms. Evert to grant a 91-day extension to 4/27/21, during which time no fines would accrue. In a voice vote, motion passed unanimously.

**Case: CE19062280**

1745 NE 52 ST  
KNEZEVICH, DAVID

This case was first heard on 1/28/20 to comply by 3/24/20. Violations, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$128,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Leonardo Martinez, Building Inspector, said he had last spoken with the owner's sister, Maria, in February 2020, when she informed him the owner was out of the country.

Ana Knezevic, owner, said her husband had been working on the violations but then left the country before finishing. She said a cousin had begun occupying the property in February 2020 and denied them access until she left in October 2020. Once they regained access, they had hired an engineering firm and were working toward compliance. She requested one month.

**Motion** made by Mr. Booth, seconded by Mr. Beachum to grant a 28-day extension to 2/23/21, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

**Case: CE19061178**

3120 SW 14 ST  
STEVENS, JESSE C

This case was first heard on 1/28/20 to comply by 3/24/20. Violations, service and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,000 and the City was requesting no fine be imposed.

Leonardo Martinez, Building Inspector, said the owner had worked hard to comply, and recommended no fine be imposed.

Jesse Stevens, owner, was present.

**Motion** made by Mr. Booth, seconded by Mr. Nolen to impose no fine. In a voice vote, motion passed unanimously.

**Case: CE19091233**

1320 NW 19 ST  
LAKES, PARRIS H/E WILLIAMS, SHENIQUA

This case was first heard on 1/28/20 to comply by 3/24/20. Violations, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,850 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Leonardo Martinez, Building Inspector, said the permit application had been submitted and recommended a 91-day extension.

Sheniqua Williams, owner, said she had not known that fines were running.

**Motion** made by Mr. Booth, seconded by Mr. Nolen to grant a 91-day extension to 4/27/21, during which time no fines would accrue. In a voice vote, motion passed unanimously.

**Case: CE18051535**

1327 SW 1 AVE  
C & C 123 LLC

This case was first heard on 10/23/18 to comply by 1/22/19. Violations, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,250 and the City was requesting a 91-day extension.

Courtney Crush, attorney, agreed to a 91-day extension.

**Motion** made by Mr. Booth, seconded by Ms. Evert to grant a 91-day extension to 4/27/21, during which time no fines would accrue. In a voice vote, motion passed unanimously.

**Case: CE17101770**

550 N BIRCH RD  
NORTH BEACH HOTEL LLC

This case was first heard on 5/22/18 to comply by 7/24/18. Violations, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,475 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported one permit was expired and the master was void so he did not support an extension.

Courtney Crush, attorney, said the case had been scheduled for a hearing in March 2020. She explained that this and another case had been cited in 2017 for after-the-fact permit work. One permit had been issued to cover both buildings, but during inspections, the City determined that the permits needed to be bifurcated.

Ms. Crush said the decision had then been made that the two parcels should be combined into one folio, which had been done. Then the City determined that one master was appropriate. She stated the case on the companion property had been closed out and they had been working with the City regarding the getting the single permit closed out. She requested 30 days.

**Motion** made by Mr. Marx, seconded by Mr. Booth to grant a 28-day extension to 2/23/21, during which time no fines would accrue. In a voice vote, motion passed unanimously.

**Case: CE19091491**

1351 SW 32 ST  
SERRA, DAVID

This case was first heard on 1/28/20 to comply by 3/24/20. Violations, service and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,650 and the City was requesting the full fine be imposed.

Jose Saragusti, Building Inspector, recommended reducing the fine to \$1,500.

David Serra, owner, said the fine related to replacing the kitchen cabinets. He said he had made three rounds of corrections to the plans and received the permit in October. He no fine be imposed.

Mr. Madfis felt the fine was excessive for kitchen cabinets, but Ms. Hasan noted there were also electrical and plumbing violations.

**Motion** made by Mr. Mohnani, seconded by Mr. Beachum to impose no fine. In a roll call vote, motion passed 6-1 with Mr. Booth opposed.

Mr. Beachum left the meeting.

**Case: CE18110067**

672 W EVANSTON CIR  
COSME, ALEXI A; SOTO, JULIA

This case was first heard on 2/25/20 to comply by 3/24/20. Violations were as noted in the agenda. The property was not in compliance, and fines had accrued to \$3,600.

Robert Masula, Building Inspector, reported there was a kitchen remodel permit application but no permit application for the bathroom remodel or plumbing and electrical work.

Alexi Cosme, owner, said the contractor was submitting documents and corrections for the bathroom remodel that week. He requested 91 days.

**Motion** made by Mr. Booth, seconded by Ms. Evert to grant a 91-day extension to 4/27/21, during which time no fines would accrue. In a voice vote, motion passed unanimously.

The Board took a brief break.

**Case: CE18110574**

901 SE 14 ST  
DERLLY, KAREN

This case was first heard on 9/24/19 to comply by 11/26/19. Violations were as noted in the agenda. The property was not in compliance, and fines had accrued to \$15,400.

Robert Masula, Building Inspector, reported the mechanical permit was awaiting the client's reply and the kitchen electrical and plumbing work had not been properly permitted.

Karen Derlly, owner, said the mechanical [air conditioning] permit would be done that week. She wanted to know what was needed for the kitchen permit.

Inspector Masula asked Ms. Derlly to send him an email regarding the permits and advised her to have her contractor contact the Building Department. Ms. Derlly requested 91 days.

**Motion** made by Mr. Booth, seconded by Mr. Nolen to grant a 91-day extension to 4/27/21, during which time no fines would accrue. In a voice vote, motion passed unanimously.

**Case: CE19061832**

1609 SE 2 CT  
LESLEE WILLIAMS WALKER REV TR WALKE

This case was first heard on 9/24/19 to comply by 11/26/19. Violations were as noted in the agenda. The property was not in compliance, and fines had accrued to \$7,250.

Robert Masula, Building Inspector, reported the plumbing permit for three bathrooms remodels had been voided, and the

pool permit for a pool, deck and equipment replacement had not passed plan review and was awaiting client reply. He recommended no extension be granted.

Luiz Cunha said the plumber had not been aware that the permit was voided. He had also spoken with the pool contractor, who was working to resolve that permit.

**Motion** made by Mr. Mohnani, seconded by Mr. Nolen to grant a 28-day extension to 2/23/21, during which time no fines would accrue. In a roll call vote, motion **failed** 2-4 with Ms. Evert, Mr. Marx, Mr. Booth and Mr. Madfis opposed.

**Case: CE19020717**

3010 SW 17 ST  
MATEO INVESTMENT LLC

This case was first heard on 7/23/19 to comply by 8/27/19. Violations, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$16,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the permits had been allowed to expire and a permit had never been pulled for mechanical.

Yindra Lopez, engineering company representative, said the first contractor had taken over \$60,000 from the owner and not completed the work. The owner had then hired a new contractor. She requested a 90-day extension.

Inspector Masula reminded Ms. Lopez that the owner must change the contractor on the permit application. Ms. Lopez claimed that this had been done on 11/12/20, and showed a receipt from the City.

**Motion** made by Mr. Mohnani, seconded by Mr. Booth to grant a 91-day extension to 4/27/21, during which time no fines would accrue. In a voice vote, motion passed unanimously.

**Case: CE19050138**

909 NW 16 TER  
DOPS REAL ESTATE LLC

This case was first heard on 11/26/19 to comply by 2/25/20. Violations were as noted in the agenda. The property was not in compliance, and fines had accrued to \$7,200.

Jorge Martinez, Building Inspector, said there had been no communication from the owner and no permit applications. He recommended no extension be granted.

Keith Alexander, attorney, said the current owner, PBN Investments LLC, purchased the property in October 2019, unaware of the violations. He said the owner was hiring an engineer and contractor and requested a 91-day extension.

**Motion** made by Mr. Mohnani, seconded by Mr. Nolen to grant a 56-day extension to 3/23/21, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Mr. Booth opposed.

**Case: CE20040163**

1431 MIDDLE RIVER DR  
QUARTERMAN, LISA MARIE

Service was via posting at the property on 1/5/21 and at City Hall on 1/12/21.

Leonardo Martinez, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
NEW BOAT LIFT AND DOCK.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day.

Lisa Quarterman, owner, said the dock had been rotten and rat-infested. She had been told by Desmond Cortez, who had done the work, that she did not need a permit to rebuild the dock and wrap the pilings because it was a repair. She said Mr. Cortez did not have a license. Ms. Quarterman said she had paid an electrical engineer to draw plans.

**Motion** made by Mr. Booth, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 4/27/21, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed unanimously.

**Case: CE17080931**

480 NW 17 PL

NELFORT, MARIE R

This case was first heard on 8/27/19 to comply by 11/26/19. Violations, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,625 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Leonardo Martinez, Building Inspector, said the owner had applied for permits, but the City's request for corrections had been sent in January 2020 and the owner had never replied.

Marie Nelfort, owner, said all of the permits were ready to pick up, but she could not pay for them immediately. She requested an extension.

**Motion** made by Mr. Booth, seconded by Mr. Nolen to grant a 28-day extension to 2/23/21, during which time no fines would accrue. In a voice vote, motion passed unanimously.

**Case: BE20020065**

5535 NW 35 AVE B

BRE ALPHA INDUSTRIAL PROPERTY OWNER LLC

% GATEWAY

Service was via posting at the property on 1/7/21 and at City Hall on 1/12/21.

Jose Saragusti, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO: FRAMING PARTITION AND ELECTRICAL RECEPTACLES WITHOUT PERMIT.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day.



Rosemary Miguel, property manager, said the tenant had done the work without permits. She said the tenant had hired an architect she recommended early last year. She said the plans were being revised and requested 50-60 days.

**Motion** made by Mr. Booth, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 3/23/21, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed unanimously.

**Case: CE20020822**

1740 NE 49 ST  
KNEZEVIC, ANA

Service was via posting at the property on 1/14/21 and at City Hall on 1/12/21.

Alejandro DelRio, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
NEW CONCRETE WALKWAY INSTALLED ON THE FRONT AND EAST SIDE OF THE PROPERTY.  
NEW EXTERIOR DOOR INSTALLED ON THE EAST SIDE OF THE PROPERTY, WASHER AND DRYER ELECTRICAL AND PLUMBING CONNECTIONS INSTALLED ON THE EXTERIOR EAST SIDE OF THE PROPERTY. NEW AIR CONDITIONING SYSTEM.

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day.

Ana Knezevic, owner, said she had hired an engineering firm who would work on the documents and permitting. She requested 90 days.

**Motion** made by Mr. Booth, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 4/27/21, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed unanimously.

Mr. Jolly left the meeting at 11:15.

**Case: CE19050105**

1110 PARK DR  
BURNETTE, VALERIE L & THOMAS, IRENE E

Service was via posting at the property on 1/13/21 and at City Hall on 1/12/21.

Jorge Martinez, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
1. COLUMN, WALL THAT WERE DAMAGED BY CAR WERE FIXED  
2. NEW WINDOW INSTALLED

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day.

**Motion** made by Mr. Booth, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 4/27/21, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed unanimously.

**Case: BE-20010101**

2500 E COMMERCIAL BLVD B  
ALTO PROPERTY MANAGEMENT LLC  
% F&A OF FORT LAUDERDALE LLC

Service was via posting at the property on 1/12/21 and at City Hall on 1/12/21.

Robert Masula, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
BUILD OUT WITH ELECTRICAL AND PLUMBING

Inspector Masula presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

**Motion** made by Mr. Booth, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 2/23/21, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed unanimously.

**Case: CE20050087**

2732 NE 15 ST  
LAHOMA KEY LLC

Service was via posting at the property on 1/12/21 and at City Hall on 1/12/21.

Robert Masula, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
EXTENSIVE INTERIOR DEMO AND RENOVATIONS IN PROGRESS THAT INCLUDE BUT ARE NOT LIMITED TO:  
FRAMING, DRYWALL, ELECTRICAL, PLUMBING AND MECHANICAL WITHOUT THE REQUIRED PERMITS AND/ OR INSPECTIONS

Inspector Masula presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day.

**Motion** made by Mr. Booth, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 2/23/21, or a fine of \$100 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-1 with Mr. Mohnani opposed.

**Case: BE-20010018**

5975 N FEDERAL HWY  
CJB REAL ESTATE MANAGEMENT LP

Service was via posting at the property on 1/14/21 and at City Hall on 1/12/21.

Alejandro DelRio, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:  
MODIFICATION OF PIZZA OVEN HOOD.

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day.

**Motion** made by Mr. Booth, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 3/23/21, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-1 with Mr. Mohnani opposed.

**Case: CE-19120332**

1741 NE 17 WAY  
SILVA, MICHAEL JAMES JR

Service was via posting at the property on 1/7/21 and at City Hall on 1/12/21.

Jose Saragusti, Building Inspector, testified to the following violation(s):

VIOLATIONS: 105.1

THIS PROPERTY HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:  
1. NEW SHED WITHOUT PERMIT.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day.

**Motion** made by Mr. Booth, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 3/23/21, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed unanimously.

**Case: BE20020064**

3120 SW 17 ST  
SELECT OCEAN HOLDING LLC

Service was via posting at the property on 1/4/21 and at City Hall on 1/12/21.

Mario Carrasquel, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
INTERIOR REMODELING, NEW SEWER CONNECTION, WINDOWS ENCLOSURE AND ELECTRICAL ON THE CARPORT.

FBC(2017) 110.2: SEE FBC(2017) 105.1

Inspector Carrasquel presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation. He informed the Board that the owner had violated a Stop Work order.

**Motion** made by Mr. Booth, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 3/23/21, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed unanimously.

**Case: CE20050831**

1401 NW 1 AVE  
REYES HOUSING LLC

Service was via posting at the property on 1/6/21 and at City Hall on 1/12/21.

Mario Carrasquel, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
NEW KITCHEN AND BATHROOMS, NEW A/C UNITS, NEW DOORS AND WINDOWS, NEW PLUMBING FIXTURES.

Inspector Carrasquel presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day.

**Motion** made by Mr. Booth, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 3/23/21, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-1 with Mr. Mohnani opposed.

**Case: BE-19120043**

1108 ARIZONA AVE  
LOUIS JEUNE, KENSON  
JOSEPH, ALTENIE

Service was via posting at the property on 1/4/21 and at City Hall on 1/12/21.

Leonardo Martinez, Building Inspector, testified to the following violation(s):

VIOLATIONS: 105.1

THIS PROPERTY HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:  
PLUMBING WORK WITHOUT PERMIT.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day.

**Motion** made by Mr. Booth, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 3/23/21, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed unanimously.

**Case: BE20020002**

6760 NW 22 TER  
LAURIE, ANTHONY J JR

Service was via posting at the property on 1/6/21 and at City Hall on 1/12/21.

Leonardo Martinez, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
NEW WOOD FENCE.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day.

**Motion** made by Mr. Booth, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 3/23/21, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed unanimously.

**Case: BE20030055**

1180 N FEDERAL HWY 1606  
PREMIER RIVA LLC

Service was via posting at the property on 1/5/21 and at City Hall on 1/12/21.

Leonardo Martinez, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
WORK PERFORMED BEFORE THE ISSUANCE OF THE MECHANICAL, ELECTRICAL AND PLUMBING PERMITS.

Inspector Martinez presented the case file into evidence and explained that the master permit had been approved but some other permits had never been approved because they lacked a qualifier. He recommended ordering compliance within 56 days or a fine of \$100 per day. He explained that the owner needed to get the permits issued and have the work inspected. He agreed to reduce the requested fine to \$50.

**Motion** made by Mr. Booth, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 3/23/21, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed unanimously.

**Case: CE19041196**

1060 NW 23 WAY  
HUMPHREY, HANNAH

This case was first heard on 2/25/20 to comply by 4/28/20. Violations were as noted in the agenda. The property was not in compliance, and fines had accrued to \$1,440.

Leonardo Martinez, Building Inspector, reported corrections had been pending since April 2020. He had been informed in October that the owner had changed the contractor to the owner in October but there had been no other activity in pulling the permit. He did not recommend an extension.

Inspector Martinez said they had been trying to work with the elderly owner, but there had been no movement.

**Motion** made by Mr. Booth, seconded by Mr. Marx to grant a 28-day extension to 2/23/21, during which time no fines would accrue. In a voice vote, motion passed 5-1 with Mr. Mohnani opposed.

**Case: CE18061230**

6701 NW 21 TER  
HERNANDEZ, KEITH & NICOLE

This case was first heard on 1/22/19 to comply by 4/23/19. Violations were as noted in the agenda. The property was in compliance, and fines had accrued to \$8,900.

Mario Carrasquel, Building Inspector, reported the case was closed and the permit issued. He recommended no fine be imposed.

**Motion** made by Mr. Booth, seconded by Mr. Nolen to impose no fine. In a voice vote, motion passed unanimously.

**Case: CE19032219**

751 NW 57 ST, # 3  
751 NW 57TH ST LLC

This case was first heard on 11/26/19 to comply by 1/28/20. Violations were as noted in the agenda. The property was not in compliance, and fines had accrued to \$7,250.

Robert Masula, Building Inspector, reported there had been no permit activity since July 2019 for electrical and plumbing work and he had not been contacted by anyone in almost one year. In August 2020, he had been told by a neighbor that the tenant had been evicted. The gas line had been disconnected. He recommended setting the case for a Massey hearing.

**Motion** made by Mr. Booth, seconded by Mr. Nolen to set the case for a Massey hearing. In a voice vote, motion passed 5-1 with Mr. Mohnani opposed.

**Case: CE19041348**

1027 NE 13 AVE  
NIKAJ, ESMERALDA & NESTI

This case was first heard on 6/25/19 to comply by 7/23/19. Violations were as noted in the agenda. The property was not in compliance, and fines had accrued to \$14,200.

Robert Masula, Building Inspector, recommended a 56-day extension.

**Motion** made by Mr. Booth, seconded by Mr. Marx to grant a 56-day extension to 3/23/21, during which time no fines would accrue. In a voice vote, motion passed unanimously.

**Case: CE19051876**

2607 FLAMINGO LN  
PEREZ, JOSE

This case was first heard on 9/24/19 to comply by 11/26/19. Violations were as noted in the agenda. The property was not in compliance, and fines had accrued to \$3,600.

Robert Masula, Building Inspector, reported one permit had been "in process" as of January 2021.

**Motion** made by Mr. Booth, seconded by Mr. Nolen to grant a 28-day extension to 2/23/21, during which time no fines would accrue. In a voice vote, motion passed unanimously.

**Case: CE19070588**  
819 N FEDERAL HWY  
ACS 817 LLC

This case was first heard on 11/26/19 to comply by 12/16/19. Violations were as noted in the agenda. The property was not in compliance, and fines had accrued to \$18,800.

Robert Masula, Building Inspector, reported there had been no recent progress and recommended scheduling the case for a Massey hearing.

**Motion** made by Mr. Booth, seconded by Mr. Nolen to set the case for a Massey hearing. In a voice vote, motion passed unanimously.

**Case: CE19070753**  
211 SW 2 ST, # W  
RIVERWALK CENTRE LTD

This case was first heard on 8/27/19 to comply by 11/26/19. Violations were as noted in the agenda. The property was not in compliance, and fines had accrued to \$21,750.

Robert Masula, Building Inspector, reported the nightclub had recently reopened. He recommended a 91-day extension. He said the tenant had made significant efforts at compliance. A letter had been provided by a design professional that the wall that had been removed was not a load-bearing wall.

**Motion** made by Mr. Booth, seconded by Mr. Nolen to grant a 91-day extension to 4/27/21, during which time no fines would accrue. In a voice vote, motion passed unanimously.

**Case: CE18040659**  
2921 NE 55 PL  
HERMAN, ELIZABETH A

This case was first heard on 2/25/20 to comply by 5/26/20. Violations, service and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,400 and the City was requesting no fine be imposed.

**Motion** made by Mr. Booth, seconded by Mr. Nolen to impose no fine. In a voice vote, motion passed unanimously.

**Case: CE18111242**  
1426 NE 60 ST  
PALAU INC

This case was first heard on 5/28/19 to comply by 6/25/19. Violations, service and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,450 and the City was requesting the full fine be imposed.

Mario Carrasquel, Building Inspector, reported all permits had been issued and the case was complied and closed. He recommended no fine be imposed.

**Motion** made by Mr. Booth, seconded by Mr. Nolen to impose no fine. In a voice vote, motion passed unanimously.

**Case: CE19020576**

901 N BIRCH RD, # 4A  
KLEIN, WALTER

This case was first heard on 2/25/20 to comply by 4/28/20. Violations, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Leonardo Martinez, Building Inspector, reported the owner had never applied for the electrical permit after being granted an extension to do so at the previous hearing. He had spoken to the owner earlier in the month and expected him to be in attendance.

**Motion** made by Mr. Booth to find the property was not in compliance by the ordered date and to impose the \$3,600 fine, which would continue to accrue until the property was in compliance. Motion died for lack of a second.

**Motion** made by Mr. Marx, seconded by Mr. Nolen to grant a 28-day extension to 2/23/21, during which time no fines would accrue. In a voice vote, motion passed 5-1 with Mr. Booth opposed.

**Case: CE19051240**

1952 NW 9 AVE  
SUNTRAX CORP % HADIGA HAIDER

This case was first heard on 1/28/20 to comply by 2/25/20. Violations, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$16,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Leonardo Martinez, Building Inspector, reported the new tenant had allowed him to enter the property in December 2020, when he saw the violation still existed. The tenant had provided him with the contact information for the owner. Inspector Martinez had left a message for the owner, but she had never returned the call.

**Motion** made by Mr. Booth, seconded by Ms. Marx to find the property was not in compliance by the ordered date and to impose the \$16,300 fine, which would continue to accrue until the property was in compliance. In a voice vote, motion passed 5-1 with Mr. Mohnani opposed.

**Case: CE19030191**

5440 NW 33 AVE, # 113  
MERIDIAN REALTY PROPERTY WAREHOUSES

This case was first heard on 8/27/19 to comply by 11/26/19. Violations, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,550 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the master, electrical and mechanical permit applications had been resubmitted with corrections on January 14, 2021.

**Motion** made by Mr. Booth, seconded by Ms. Evert to grant a 28-day extension to 2/23/21, during which time no fines would accrue. In a voice vote, motion passed unanimously.



**Case: CE19040882**

1400 NE 16 CT  
MDR MOTORS LLC %MICHAEL GRIECO JR

This case was first heard on 7/23/19 to comply by 8/27/19. Violations, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the master permit application had been pending corrections since January 2020. He informed the Board that since then, the owner had also installed a very large awning without permits. He recommended imposition of the fines.

**Motion** made by Mr. Booth, seconded by Mr. Marx, to find the property was not in compliance by the ordered date and to impose the \$7,250 fine, which would continue to accrue until the property was in compliance. In a voice vote, motion passed 5-1 with Mr. Mohnani opposed.

**Case: CE19041534**

1109 NE 16 TER  
CRICKETT, JOHN J

This case was first heard on 9/24/19 to comply by 10/4/19. Violations, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$51,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jorge Martinez, Building Inspector, reported the owner had applied for permits and recommended a 56-day extension.

**Motion** made by Mr. Booth, seconded by Ms. Evert to grant a 56-day extension to 3/23/21, during which time no fines would accrue. In a voice vote, motion passed unanimously.

**Complied and Withdrawn Cases**

Staff entered the Closed, Complied and Withdrawn cases on page 26 into the record.

**Motion** made by Ms. Evert, seconded by Mr. Booth to enter the Complied and Withdrawn cases on page 26 into the record. In a voice vote, motion passed 6-0.

**Board Meeting Minutes**

**Motion** made by Mr. Booth, seconded by Mr. Nolen, to approve the minutes of the Board's January and February 2020 meetings. In a voice vote, motion passed unanimously.

**Board Discussion**

None

**Communication to the City Commission**

None

**Cases Complied**

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

None

**Cases Withdrawn**

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

None


**Cases Rescheduled**

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

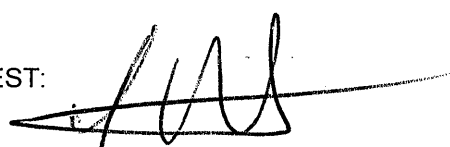
CE16071180

CE18010886

There being no further business to come before the Board, the meeting adjourned at 12:10 p.m.

  
\_\_\_\_\_  
Chair, Code Enforcement Board

ATTEST:

  
\_\_\_\_\_  
Clerk, Code Enforcement Board

NOTE: The agenda associated with this meeting is incorporated into this record by reference.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.